

City of Mount Vernon
Economic Development Committee
Minutes from February 17, 2016

Vice-chairperson Dale Ragan called the meeting to order. Present were Council members Gary Molenaar, Ken Quam, Mark Hulst, Mary Hudson, Bob Fiedler and Mayor Jill Boudreau. Council member Joe Lindquist was absent.

Staff members Bob Hyde, Ana Chesterfield, Rick Prosser, Rebecca Lowell, Kevin Rogerson, Jerry Dodd and Roy Hari were also present.

Minutes:

Ms. Hudson moved, second by Mr. Hulst, to approve the minutes from January 20, 2016. Motion carried.

Engineering Standards Update:

Mrs. Chesterfield provided an update to the Engineering Standards. She explained the standards are tools that allow users to communicate using the same language. They provide consistency, quality control and predictability. Engineering Standards need frequent updates to keep pace with changing technology and adjustments from experience. The current Engineering Standards is dated 2004. The committee working on this update is comprised of city staff and private developers and engineers.

A brief discussion on detention pond fencing ensued. Detention pond side slopes and fences are not consistent with the City's zoning code requirements. DOE requires fencing on ponds with a 3:1 horizontal to vertical slope. The smaller the first number the steeper the slope. The City requires fencing on ponds which are 5:1. Mrs. Chesterfield stated not every pond requires a fence. They can be evaluated on a case by case basis.

Rapid Time Review (RTR):

A newly implemented process called Rapid Time Review has reduced plan review by 50%. Projects with phasing, partial civil design approval and existing stormwater detention, or projects that do not require stormwater detention are eligible for Rapid Time Review.

New Building Code Update:

The City will be updating its building code with the adoption of the 2015 IBC by July of this year. Significant changes include adoption of the IRC 313.1: New townhouses shall have a sprinkler system installed, and the IBC Chapter 34 for Existing Structures will be removed and placed in IEBC (International Existing Building code). There are also flood code changes to incorporate. The Community Rating System (CRS) is due this year as well.

City Facilities Projects Update:

A list of completed facility maintenance projects was provided. These include the Library roof, Sherman Anderson concession stand roof, security cameras installed and a new sally port door at the Police Department. The improvement for the façade at the Police Department should be completed by the end of the month. New safety measures are being installed at Public Works and the trailer from the Parks Department will be moved to the City Shop for permanent records storage.

Development Project Status:

Mr. Hyde provided an update on the following:

- College Way/Riverside Drive – permits have been issued.
- Skagit County Jail – foundation & underground utilities installed.
- Pine Creek Estates, 33rd Court – civil work has begun.
- Cell tower lease agreement, located at Fire Station #3; \$2,000/month and use of their generator.
- New parking limits for Downtown – become effective March 1st.
- Downtown summer concerts – increase from 8 to 9; Downtown Association is sponsoring Friday noon musicians.
- Planning Commission – New member Chris Bollinger replaces Donny Keltz, and Al Lyon was re-appointed for another 4 year term.
- Design Standards for Downtown – Ballard Avenue Landmark District in Seattle may be helpful in providing guidelines.
- A department retreat was held earlier this month to team build and discuss improving customer service.

Comprehensive Plan Update:

Mrs. Lowell provided a briefing and schedule on the status of the update to the 2016 Comprehensive Plan due in June. In response to recent affordable housing discussion she offered a list of assisted, affordable and subsidized housing units within the City. The list also includes the types and densities of housing and the funding the City applied for and was awarded that was distributed to several other agencies for housing.

Mrs. Lowell recommends updating Resolution No. 491 GMA, specifically public participation in the Comprehensive Plan Amendment request process. She recommends encouraging or mandating the applicant to hold neighborhood meetings as is required in the PUD process.

Mount Vernon School District Reciprocal Use Agreement Update:

A draft agreement will be presented by the end of March. There is also discussion on selling Sherman Anderson ball field to the District.

Mayor Boudreau invited Council members on a field trip to Ballard in March with local architect Christian Carlson.

There being no further business the meeting adjourned.